076.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,368,100 / 1,368,100
					USE VALUE:	1,368,100 / 1,368,100
					ASSESSED:	1,368,100 / 1,368,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		ADAMIAN PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE JOHN & WENDY/TRUSTEES
Owner 2:	LEE FAMILY LIVING TRUST
Owner 3:	
Street 1:	37 ADAMIAN PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEE JOHN J/WENDY -
Owner 2:	-
Street 1:	37 ADAMIAN PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Clapboard Exterior and 3813 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6650.000	933,900	500	433,700	1,368,100
Total Card	0.153	933,900	500	433,700	1,368,100
Total Parcel	0.153	933,900	500	433,700	1,368,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.80 /Parcel: 358.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48139

GIS Ref

GIS Ref

Insp Date 06/19/09

!6337!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	933,900	500	6,650.	433,700	1,368,100		Year end	12/23/2021
2021	101	FV	907,700	500	6,650.	433,700	1,341,900		Year End Roll	12/10/2020
2020	101	FV	906,900	500	6,650.	433,700	1,341,100	1,341,100	Year End Roll	12/18/2019
2019	101	FV	613,100	600	6,650.	433,700	1,047,400	1,047,400	Year End Roll	1/3/2019
2018	101	FV	613,100	600	6,650.	371,700	985,400	985,400	Year End Roll	12/20/2017
2017	101	FV	613,100	600	6,650.	346,900	960,600	960,600	Year End Roll	1/3/2017
2016	101	FV	613,100	600	6,650.	297,400	911,100	911,100	Year End	1/4/2016
2015	101	FV	601,700	600	6,650.	266,400	868,700	868,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:44:12

LAST REV

Date	Time
07/02/19	09:31:14
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6337

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE JOHN J/WEND	61761-594		5/8/2013	Convenience	1	No	No		
COLLEGE AVE LLC	51928-160		11/25/2008		955,000	No	No		
ADAMIAN JOHN J-	50045-272		8/31/2007	Portion-Asst	505,000	No	No		
	PR483-564		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2018	269	Redo Bas	210,000	O				
2/15/2017	159	Solar Pa	4,800	C				
2/11/2008	117	New Buil	280,000	C		G10	GR FY10	NEW SF HOME
11/7/2007	1030	Foundati	10,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2009	Info At Door	189	PATRIOT
7/14/2008	Inspected	BR	B Rossignol
3/6/2008	Inspected	BR	B Rossignol
10/13/1999	Vacant Lot	266	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48139
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6650		Sq. Ft.	Site		0	70.	0.93	4									433,650				G9		433,700	

Total AC/HA: 0.15266 | Total SF/SM: 6650 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 433,650 | Spl Credit | Total: 433,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05045772
Const Adj.:	1.04989493
Adj $ / SQ:	143.373
Other Features:	179337
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	943325
Depreciation:	9433
Depreciated Total:	933892

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	4	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

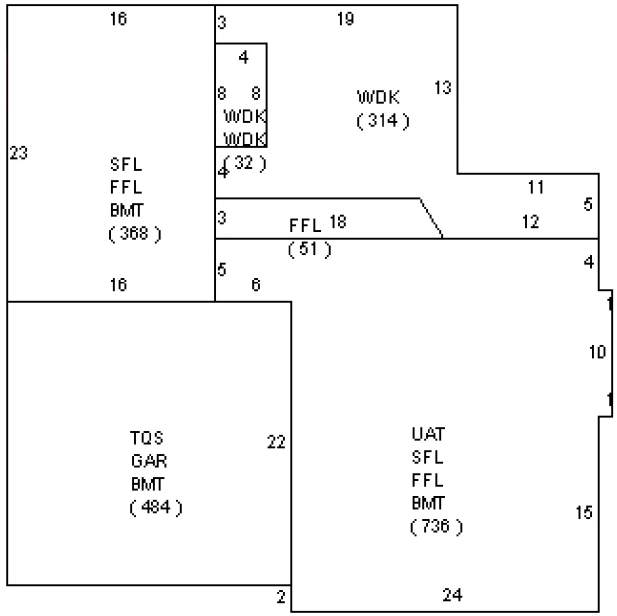
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.69
Special Features:	0	Val/Su Net:	177.68
Final Total:	933900	Val/Su SzAd	356.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,588	81.720	129,776
FFL	First Floor	1,155	143.370	165,596
SFL	Second Floor	1,104	143.370	158,284
GAR	Garage	484	21.170	10,247
WDK	Deck	378	9.080	3,431
TQS	3/4 Story	363	143.370	52,044
UAT	Upper Attic	184	57.350	10,552
	Net Sketched Area:	5,256	Total:	529,930
Size Ad	2622	Gross Area	5929	FinArea 3813

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2008	6.00	T	8.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500